

3838 Summitview Road Rezoning Application Explanations

4.A The current zoning for the property is R-1 -- Restricted Suburban Residential. Ari Investments is request a zoning change to one of the three appropriate zoning designations: SO. Ari Investments intends to build either a one-story or two-story, 4000-5000 square feet attorney's and doctor's office on the lot.

4.B In the vicinity of the subject lot, there are homes, churches, town houses, offices and retail buildings. Immediately to the North and West, there are homes. Immediately to the East, there are town homes. There is a church immediately to the South of the subject lot. The proposed office building will be in keeping with the mixed-use purpose of the immediate vicinity.

4.C The Dublin Community Plan has designated the subject lot and area in the "Neighborhood Office/Institutional" designation. The proposed change perfectly matched the wishes of the City of Dublin and the Dublin City Counsel.

4.D The proposed change does not fit into the current zoning standing, which is a R-1 -- Restricted Suburban Residential designation. Many neighbors in the West and North has sought new zoning designation for the area. The proposed change will perfectly match the plan stated in the Dublin Community Plan.

4.E Ari Investments does not have knowledge of any previous applications for the subject property.

5. The legal description is as follows

3838 Summitview Road

R 19 T2 1/4/T2

0.67 Acres

A survey/plat is attached.

6. Below are the list of property owners and registered homeowners association within 300 feet.

i. 273-008727. Property immediately north to the subject property. Address of property: 8155 Sawmill Road, Powell, Ohio 43065. Owner: Joanne W. Crockett. Owner's address: 3840 Summitview Road, Dublin, Ohio 43016.

ii. 273-008704. Property north of the subject property. Owner: Dorothy Crissinger. Owner's address and property address: 8161 Sawmill Road, Powell, Ohio 43065.

iii. 273-008731. Property north of the subject property. Owners: Larry C. Rigsby and Carnet A. Newsome. Owner's address and property address: 8167 Sawmill Road, Powell, Ohio 43065.

iv. 273-008675. Property West of the subject property. Owner: Joanne W. Crockett. Owner's address and property address: 3840 Summitview Road, Dublin, Ohio 43016.

v. 273-008807. Property immediately west of the subject property. Owner: Ari Investments, LLC. Owner's Address and property address: 3838 Summitview Road, Dublin, Ohio 43016.

vi. 273-009092. Property South of the subject property. Owner: Church of the Redeemer Moravion Church. 3883 Summitview Road, Dublin, Ohio 43016.

vii. Sawmill Road is immediately east of the subject property. There is no property within 300 feet east of the property.